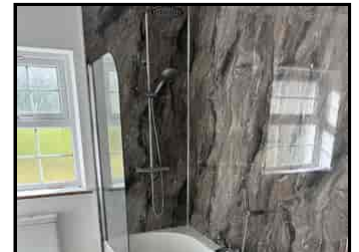


*New Build. Nearing completion. A quality 4 bedroomed detached house with generous grounds.  
Popular Village location of Llangeitho, West Wales*



**New Build, Plot 2 Meidrym, Llangeitho, Tregaron, Ceredigion. SY25 6TL.**

**£349,950**

**REF: R/3325/LD**

\*\*\* New Build - High quality detached house \*\*\* Exclusive and traditionally built by a reputable Local Developer - D.C. Evans \*\*\* Highly desirable and sought after substantial executive property \*\*\* Nearing completion Spring 2025 \*\*\* N.H.B.C. 10 Year Guarantee \*\*\* Family proportioned property - With modern fitted kitchen and 2 bathrooms \*\*\* High insulative and low running costs \*\*\* Air source central heating and UPVC double glazing \*\*\* Modern fixtures and fittings

\*\*\* Generous plot with extensive rear garden and patio \*\*\* Planning for detached garage (by further negotiation) \*\*\* Pleasant country views to the rear

\*\*\* Conveniently positioned between Lampeter and Tregaron \*\*\* Popular Aeron Valley Village location - With Shop, Cafe and Public House \*\*\* Level walking distance to the Village Primary School \*\*\* A must view - Contact us today



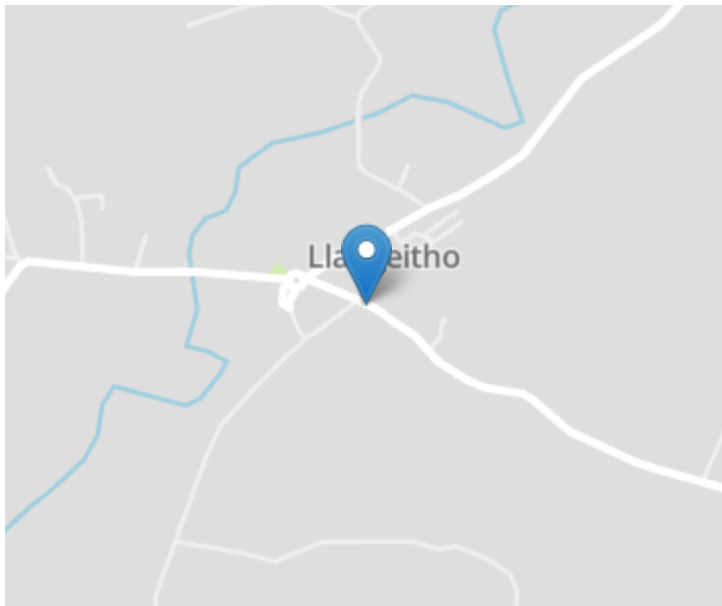
**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



## LOCATION

Llangeitho is located in the upper Aeron Valley, 9 miles from the Ceredigion Heritage Coastline and Harbour Town of Aberaeron, 8 miles from the University Town of Lampeter, 7 miles from the Village of Felinfach and 3 miles from the popular Market Town of Tregaron. Llangeitho offers a Convenience Store, Cafe, Junior School, Public House, Garage and Places of Worship.

## GENERAL DESCRIPTION

Morgan & Davies are extremely proud to offer for sale this executive and exclusive substantial 4 bedroomed detached property enjoying a delightful Village setting. The property is of high quality workmanship and built by a reputable Local Developer, D.C. Evans, under the N.H.B.C. Guarantee.

The property is highly efficient with low running costs and benefits from oil fired central heating, double glazing, modern kitchen and bathroom, which includes a contract sum of £15,000.

The property is due for completion in Spring 2025. Please contact the Sole Selling Agents if you require further information. The property currently consists of the following.

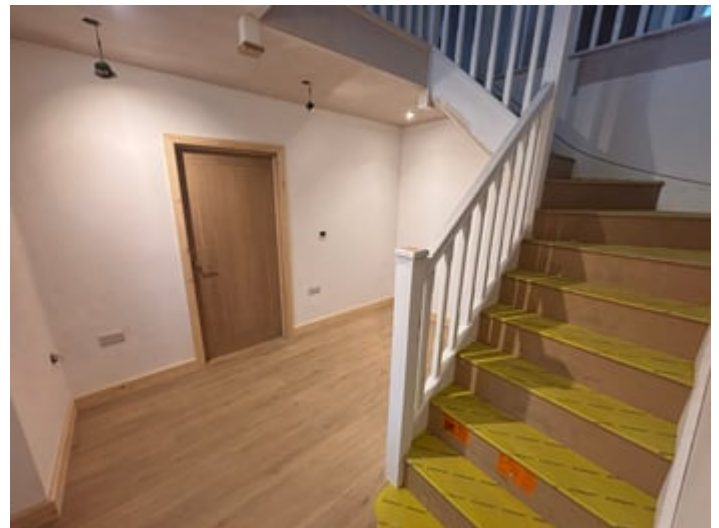
## FRONT PORCH

Leading to



## RECEPTION HALL

With access via a UPVC front entrance door, staircase to the first floor accommodation, understairs storage cupboard.



## LIVING ROOM

23' 0" x 11' 8" (7.01m x 3.56m). With patio doors opening onto the rear garden, open fireplace.



## KITCHEN

23' 0" x 10' 8" (7.01m x 3.25m). A fully fitted modern kitchen that comprises of a range of wall and floor units, 1 1/2 sink and drainer unit, eye level double oven, 4 ring electric hob with extractor hood over, integrated dishwasher.



## UTILITY ROOM

09' 8" x 7' 6" (2.95m x 2.29m). With UPVC rear entrance door, fitted cupboards, plumbing and space for automatic washing machine and tumble dryer, pantry cupboard.



## W.C.

With low level flush w.c., wash hand basin.





## FIRST FLOOR

### GALLERIED LANDING

With access to the loft space via a drop down ladder, airing cupboard.



### REAR BEDROOM 1 / PRINCIPAL

12' 8" x 10' 4" (3.86m x 3.15m). With radiator.

### EN-SUITE TO BEDROOM 1

With shower cubicle, vanity unit with wash hand basin, low level flush w.c.



## EN-SUITE (SECOND IMAGE)



### FRONT BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m). With radiator.

### FRONT BEDROOM 3

10' 8" x 12' 0" (3.25m x 3.66m). With radiator.



**REAR BEDROOM 4**

11' 0" x 8' 0" (3.35m x 2.44m). With radiator.

**BATHROOM**

A modern suite comprising of a panelled bath with shower over, double door vanity unit with wash hand basin, low level flush w.c., heated towel rail.

**BATHROOM (SECOND IMAGE)****EXTERNALLY****GARDEN**

A generously sized plot with a front and rear garden area being laid to lawn with a large patio area.

**DETACHED GARAGE - BY NEGOTIATION**

Planning Permission has been granted for a detached garage. This is available by further negotiation with the Developer.

**PARKING AND DRIVEWAY**

To the front and side of the property.

**FRONT OF PROPERTY****REAR OF PROPERTY****AERIAL VIEW****COMPLETION DATE**

The build is due to be completed in Spring 2025.

**AGENT'S COMMENTS**

A highly desirable new build being well constructed and in a popular Village location.

**TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

**COUNCIL TAX**

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property will be available on completion.

**Services**

We are informed by the Developer that the property will benefit from mains water, mains electricity, mains drainage, air source central heating running all domestic systems within the property, under floor heating to the ground floor and radiators to the first floor, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

## Directions

The property is best approached by taking the A485 North towards Tregaron. At Llanio turn left onto the B4576 to Stags Head junction. Turn left at the crossroads for Llangeitho. As you proceed into the Village of Llangeitho take the left hand turning beside the Village Hall Car Park and the property will be located thereafter on your left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this beautiful property, contact us:

**Lampeter**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>